



106 Abingdon Road, Maidstone, Kent, ME16 9EH
Offers in the region of £475,000

No forward chain. The property is situated in an enviable position on the edge of the popular Beverley residential development with lovely views over the Medway Valley. The immediate area has excellent local amenities, an area of shops and an excellent primary school. The county town provides an excellent range of shopping, educational and social facilities and is about 2-miles distant.

The property comprises a beautifully spacious family house which has attractive brick elevations under a tiled roof and benefits from double glazing and gas fired central heating. The property stands on a very generous plot with excellent parking and the benefit of a double garage. Internal inspection is thoroughly recommended by the sole selling agents. EPC rating: D. Contact: PAGE & WELLS King Street office 01622 756703.



GROUND FLOOR:

Double glazed entrance door to ...

Entrance Hall

Cloaks cupboard. Tiled flooring. Storage cupboard. Glazed door to ...

Inner Hall: 7'10 x 7'7 (2.39m x 2.31m)

Tiled flooring. Staircase to first floor.

Lounge: 19'1 x 14'10 (5.82m x 4.52m)

A beautifully proportioned principal room enjoying triple aspect. Wide bay window to the side elevation. Parquet flooring. Attractive central fireplace with fitted gas coal effect fire. Double glazed patio doors opening to the garden.

Dining Room: 15'2 x 8'4 (4.62m x 2.54m)

Double aspect room with double glazed windows to the front and side elevations. Oak flooring. Range of built in cupboards concealing gas and electric meters.

Kitchen/Breakfast Room: 14'3 x 10'8 (4.34m x 3.25m)

A beautifully fitted kitchen with an excellent range of work surfaces having cupboards, drawers and space under. Inset one and a half bowl sink unit with cupboards beneath. Range of wall cupboards. Flavel double oven and grill, 6-ring hob with extractor fan over. Breakfast bar. Shelved cupboard. Inset ceiling lighting. Plumbing for washing machine. Double glazed window to the rear elevation. Double glazed door to side access.

Cloakroom

Low-level WC. Wash hand basin. Tiled flooring. Double glazed window to the side elevation.

FIRST FLOOR:

Landing

Access to insulated and boarded loft space with loft ladder and lighting. Shelved cupboard.

Bedroom 1: 23'3 x 9'9 (7.09m x 2.97m)

Double aspect room with views over to the Medway Valley. Range of mirror fronted wardrobe cupboards.

Bedroom 2: 13'8 x 11'5 (4.17m x 3.48m)

Double glazed window to the front and side elevations again enjoying the views. Built in wardrobe cupboards.

Bedroom 3: 9'1 x 7'8 (2.77m x 2.34m)

Double glazed windows to the rear and side elevations. Built in cupboard.

Shower Room

Shower cubicle with thermostatically controlled shower. Low-level WC. Wash hand basin in vanity unit with cupboards under. Further cupboards and drawers. Tiled walls. Tiled flooring. Chrome radiator/towel rail. Inset ceiling lighting. Double glazed window to the side elevation.

EXTERNALLY:

The property stands on a generous plot. At the side of the house is an extensive parking area which in turn gives access to DETACHED DOUBLE GARAGE

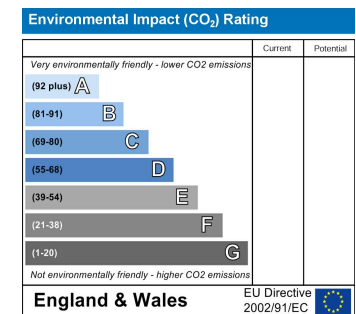
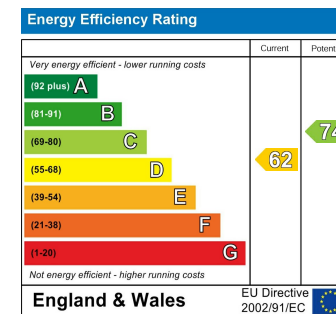
18'3 x 17'3 with electronically operated up and over door. Personal door. Windows to rear and side elevations. The front garden is laid to lawn with flower borders. Neat beech hedging. The rear garden enjoys considerable privacy. Paved terracing. An area of lawn. A variety of shrubs and plants. Further seating terrace.

VIEWING

Viewing strictly by arrangements with the Agent's Head Office:
52-54 King Street, Maidstone, Kent ME14 1DB
Tel. 01622 756703

DIRECTIONS

Leave Maidstone on the A26 Tonbridge Road and proceed to Barming. Turn right into Bull Orchard then immediately right into Abingdon Road, continue round where the property will be found after a short distance on the left hand side.



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Ground Floor



First Floor



Total area: approx. 1561.1 sq. feet

